



## Oswald Wood, Harthill, near Sheffield, South Yorkshire



**Woods4Sale**

**2.2 acres, £39,500 (freehold)**

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**Nearest postcode:** S26 7XH **OS Map No:** 120 SK 505 812 **what3words:** Woodland Entrance ///croutons.skidding.snore



**Majestic beech trees dominate the canopy of this Ancient Woodland, providing a wildlife haven rich in flora and fauna.**

Oswald Wood is set within a wider block of Ancient Woodland, where the canopy is primarily beech, sycamore and ash. As is typical of beech woodland, the understory is fairly sparse, along with scattered hazel and holly here and there. The herb layer features bluebells, wild garlic, yellow archangel and dog's mercury, creating a wonderful woodland tableau in the warmer months of the year.

The topography of the woodland is flat, with access via a stone track suitable for year-round use. Oswald is well connected, being just a short drive from the M1 and 20 minutes' drive south west of the thriving, leaf lined city of Sheffield. The spectacular ruins of Roche Abbey are a short drive away.

The wider woodland is teeming with wildlife, with foxes, roe deer, badgers, and buzzards sighted regularly, as well as numerous butterflies, such as peacock and green veined white. The standing deadwood and fallen limbs are covered in fungi adding an extra layer of diversity.

**Our Forester's Thoughts**

**Harry says...**

*"My first thought would be to create some regeneration corridors and glades by removing some of the beech trees, where young trees could germinate and establish. To further diversify the species within the woodland, I would supplement this with some additional planting of native broadleaf such as wild service, field maple, hazel, oak and perhaps some Scots pine.*

*I would then think about creating a small seating area, somewhere I could watch the butterflies and damsels go about their business on a sunny day and perhaps spend a night camping under the stars here, taking advantage of the access to the night sky and the lack of light pollution."*

**Please remember some management operations require approval and/or a licence.**

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### Directions

- Exit the M1 at junction 30 – Barlborough
- Head onto the A616 and take the first exit at the roundabout onto Chesterfield Road A619
- Continue over the mini roundabout and take the first left onto an unnamed road
- Continue for one mile
- Continue onto Rotherham Road/A618 and take immediate left onto Harthill Lane
- Continue on the road for two miles
- Turn right at The Beehive onto Thorpe Road
- Continue on Thorpe Road for one mile
- The gated entrance to the woodland is on the right with a Woods4Sale sign attached, (point **A** on the plan).
- Please park in the gateway, climb the gate or walk around (sorry, we do not provide keys for viewings.) and continue along the stone track for 75 metres.
- You will see a post and a tree on either side of the track marked with red paint, you are now at point **B** on the plan and the northern boundary of Oswald Wood

### Rights of Way

- *There are no public rights of way within the woodland.*
- *There is a right of way at all times and for all purposes over the route **AB**.*
- *A right of way is reserved for the benefit of the woodland beyond over route **BCD**.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



### Boundaries

- The northern boundary is indicated by red paint on trees and wooden posts.
- The eastern boundary is indicated by an old stock fence with fields beyond.
- The southern boundary is indicated by green paint of trees and wooden posts.
- The western boundary is indicated by white paint on wooden posts and trees.

**You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.**



### **Sporting Rights**

The sporting rights are owned and included in the sale. They are not let.

### **Mineral Rights**

The mineral rights are owned and included in the sale except as reserved by statute.

### **Fencing Liabilities**

There are no known fencing obligations.

### **Residential Planning Permission**

You are extremely unlikely to get residential planning permission for this woodland.

### **Restrictive Covenants**

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

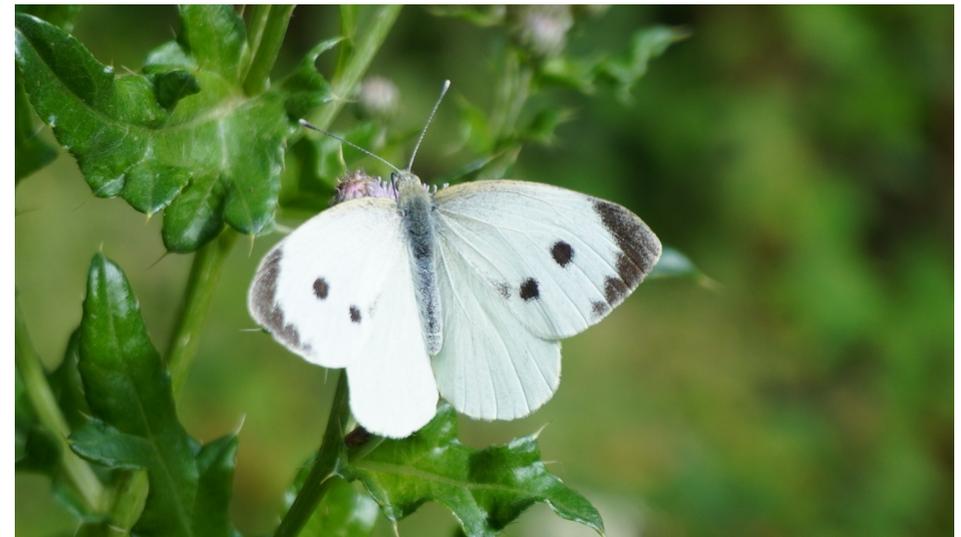
- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- iii. unreasonably damage the said tracks
- iv. park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### **How To Buy**

*How to Buy* This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland
- Confirmation you have viewed the woodland
- Full name (including middle names), address, phone number and date of birth of all legal purchasers
- Please confirm how you will be funding the purchase and that you have cleared funds available
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)

More information is available on our website where you will also find a list of recommended solicitors



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**Disclaimer**

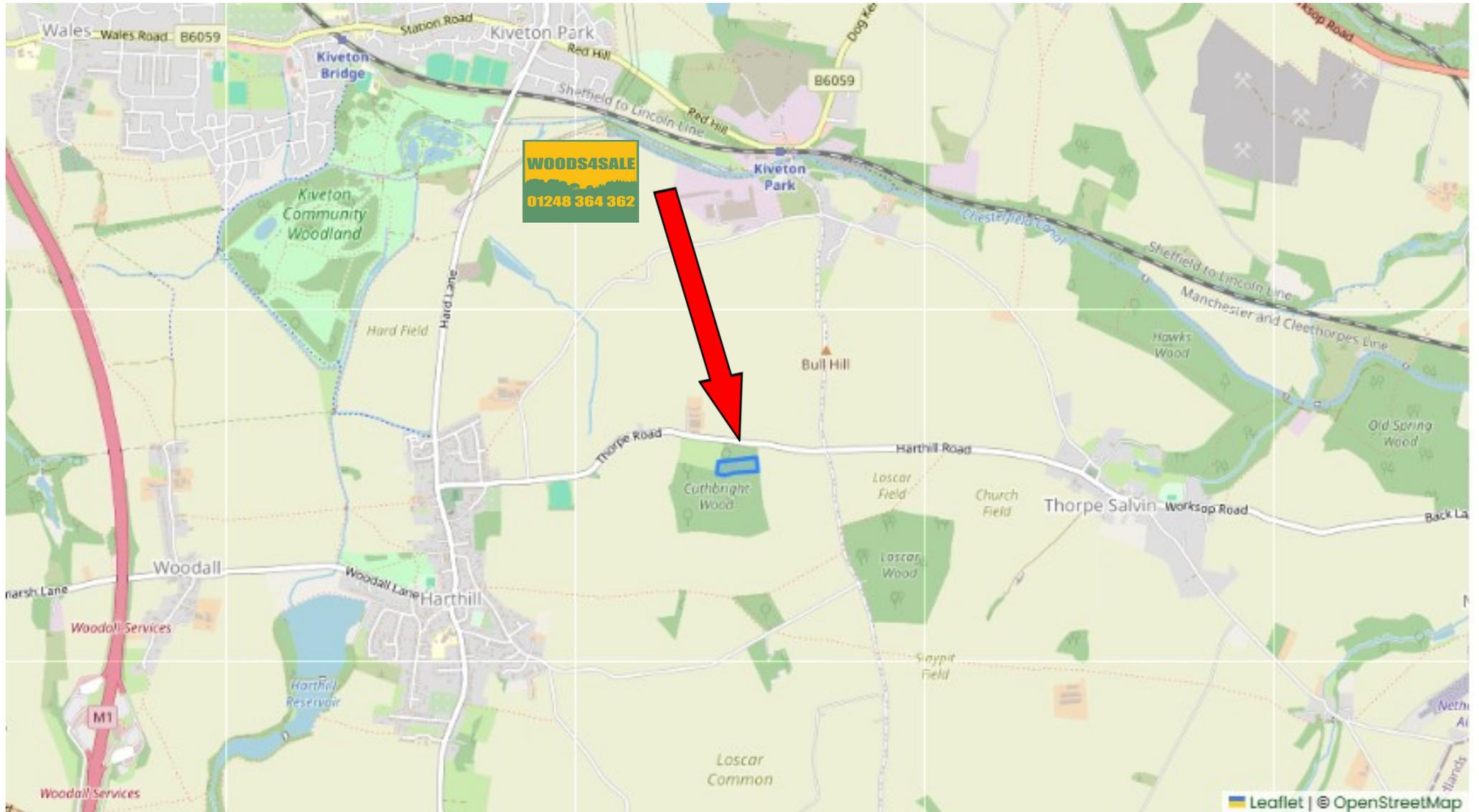
Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

**Note**

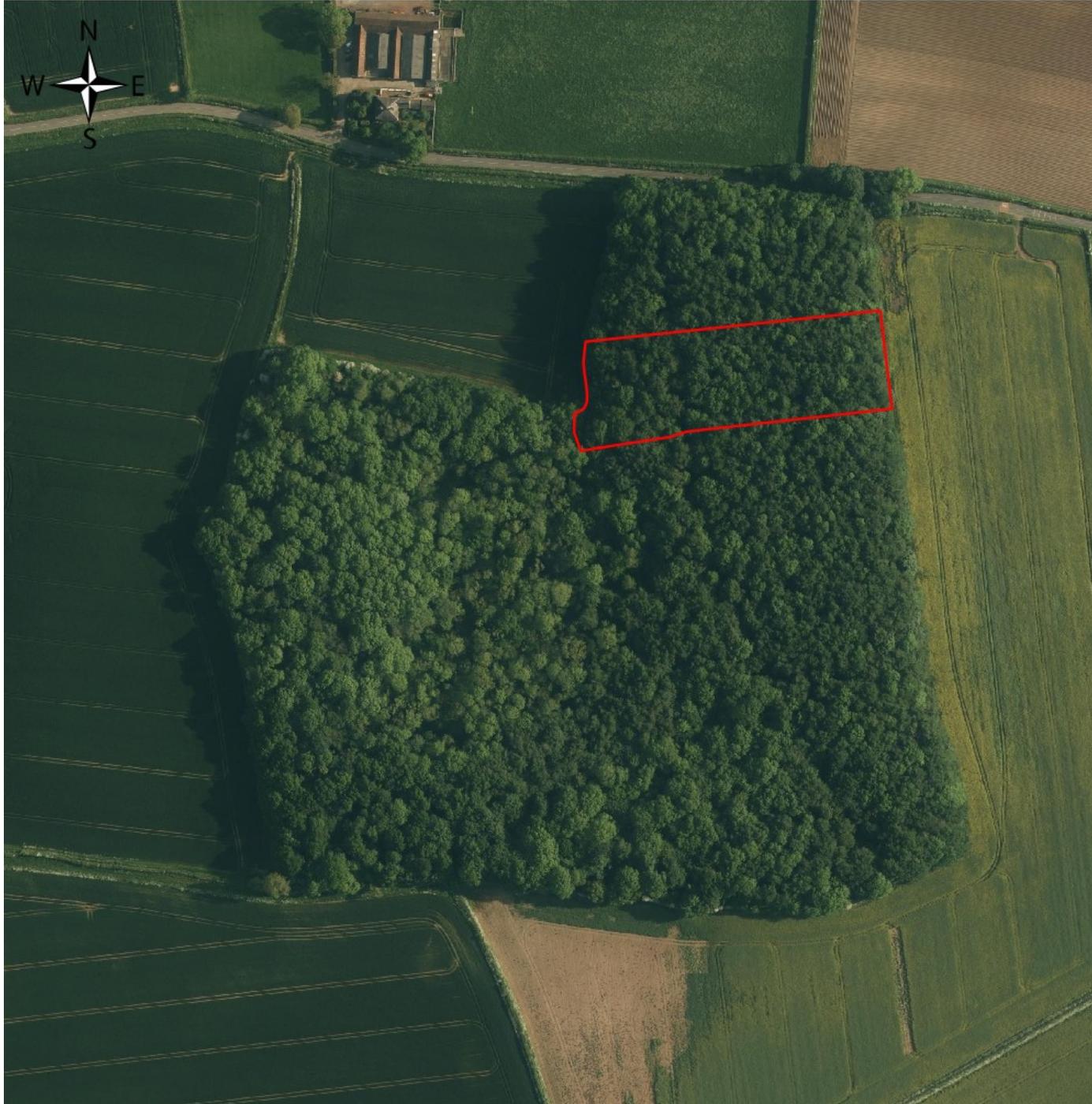
*Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.*

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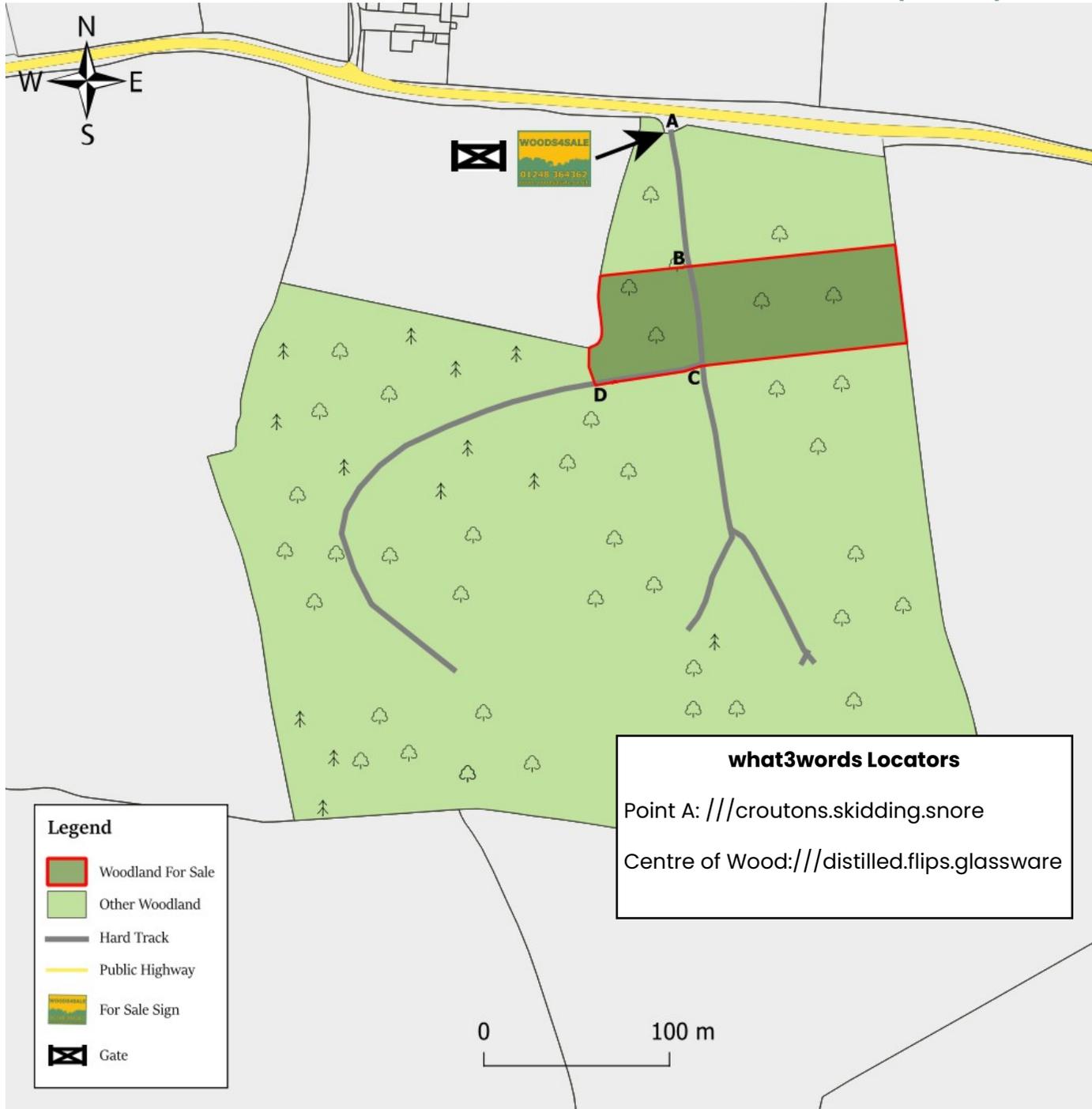
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